

RHNA Process Overview



**City Council Study Session
July 15, 2019**



**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 7.15-2019

Agenda Item No.: 2 (19-630)

City Council Direction



May 20, 2019 City Council directed staff to hold a study session covering the following topics:


- **Identification of RHNA unit eligibility**
- **Review of pending legislation that could change RHNA to a production requirement**
- **Discussion of impact of City falling short of 5th cycle RHNA**
- **Overview of 6th cycle RHNA methodology**
- **Current status of the SCAG RHNA subcommittee**
- **Options to expand City engagement in RHNA planning process**



Regional Housing Needs (RHNA)




- **RHNA = Regional Housing Needs Allocation**
- **Part of California Housing Element law**
- **Requires cities to zone for “fair share” of region’s housing needs**




CITY OF HUNTINGTON BEACH
2013-2021 HOUSING ELEMENT

Adopted September 16, 2013



City of Huntington Beach
Planning & Building Department
2000 Main Street
Huntington Beach, CA 92648



What is an eligible RHNA unit?

- **Housing unit as defined by the Department of Finance and the US Census**
 - **Must be intended for occupancy as separate living quarters**
 - **House, condo, apartment, mobile home, a group of rooms or a single room if intended for occupancy as separate living quarters (such as an SRO), accessory dwelling units, some types of student housing**
- **What doesn't count as a unit?**
 - Existing units (limited exceptions)
 - Dorms
 - Barracks
 - Group homes
 - Shelters
 - Institutional housing

Planning Target or Production Target?



- **Currently RHNA is a planning target, not a building quota...**
 - **SB 35 – Streamlining**
 - **SB 166 – “No net loss”**



5th Cycle Noncompliance

	NET Very Low/Low Income RHNA Target	Very Low/Low Site Capacity (Credit Toward RHNA)	Very Low/Low RHNA Surplus?
Housing Element Adoption October 2013	533 units	783 units	YES
May 2015 – BECSP Amendments Adopted; Reduction in Residential MAND (i.e. – site capacity)			
July 2019	436 units	26 units	NO

- Housing Element decertified by HCD in 2015
- Ineligible for state funding
- SB 35 – Streamlining
- AB 72 – Accountability and Enforcement
- AB 101 – Sanctions: monetary penalties, withhold funds

6th Cycle RHNA Overview



- **6th cycle: 2021 – 2029**
- **State HCD (Housing and Community Development)**
 - Provides a regional allocation (i.e. – RHNA number) to the Council of Governments (COG) for the region
- **SCAG (Southern California Association of Governments)**
 - SCAG is COG for Orange County
 - Distributes regional RHNA number to 197 jurisdictions
- **City of HB**
 - Must show capacity to achieve RHNA by Oct. 2021

New 6th Cycle RHNA methodology

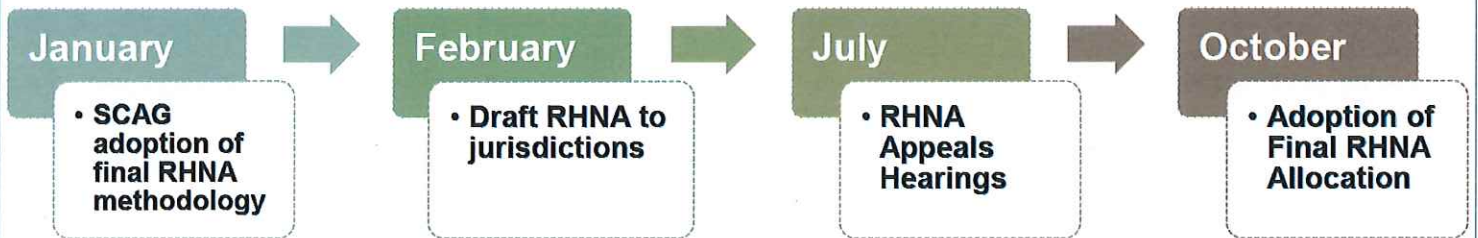
Issue	New Requirements		
Objectives	Affirmatively furthering fair housing		
Local Input	Input from local jurisdictions require supporting documentation		
Required Factors	<table border="0"> <tr> <td data-bbox="721 1066 1117 1205">Overcrowding Cost burden Min. vacancy need</td> <td data-bbox="1117 1066 1495 1205">Jobs-housing fit Fair housing</td> </tr> </table>	Overcrowding Cost burden Min. vacancy need	Jobs-housing fit Fair housing
Overcrowding Cost burden Min. vacancy need	Jobs-housing fit Fair housing		
Appeals Process	Only one appeal process HCD & other jurisdictions can appeal		
Basis for appeals	Cannot use underproduction or stable population growth		
Adoption of methodology	HCD review prior to adoption		

6th Cycle RHNA Timeline

2019



2020



Status of RHNA Subcommittee

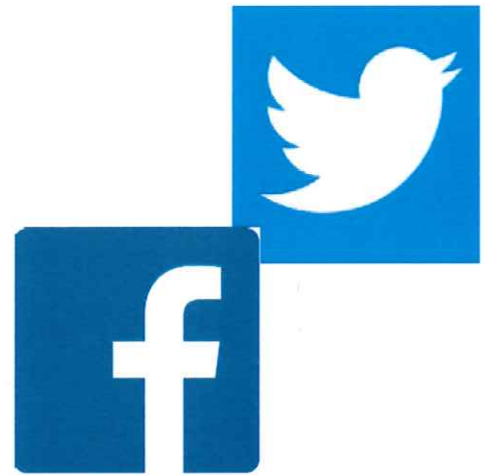


- **Tasked with making recommendations on RHNA policy and methodology**
 - Next RHNA Subcommittee meeting: July 22nd
 - Topic: RHNA methodology allocation to jurisdictions
 - City of HB, and OC COG, has recommended that no action be taken by the subcommittee on RHNA allocation methodology until HCD provides SCAG with the regional allocation total
- **Recommendations made to the Community, Economic & Human Development (CEHD) Committee**
 - Mayor Pro-tem Semeta is the representative for City of Huntington Beach
 - Next CEHD meeting: August 1st
 - CEHD & Regional Council ultimately adopt RHNA Methodology and RHNA allocation to jurisdictions

Opportunities for Engagement



- **Public Meetings**
 - RHNA Subcommittee
 - 1st Monday of the month
 - CEHD & Regional Council Meetings
 - Mayor Pro-tem Semeta Updates
 - Public Comment Period Notification
 - CM Newsletter
 - Social Media
- Regular updates from staff
- Housing Element Update
 - Public Outreach Strategy



City Manager's Report

CITY OF HUNTINGTON BEACH, CA



Questions

